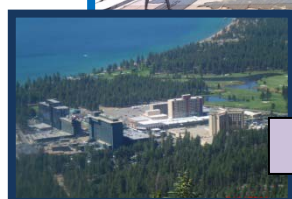


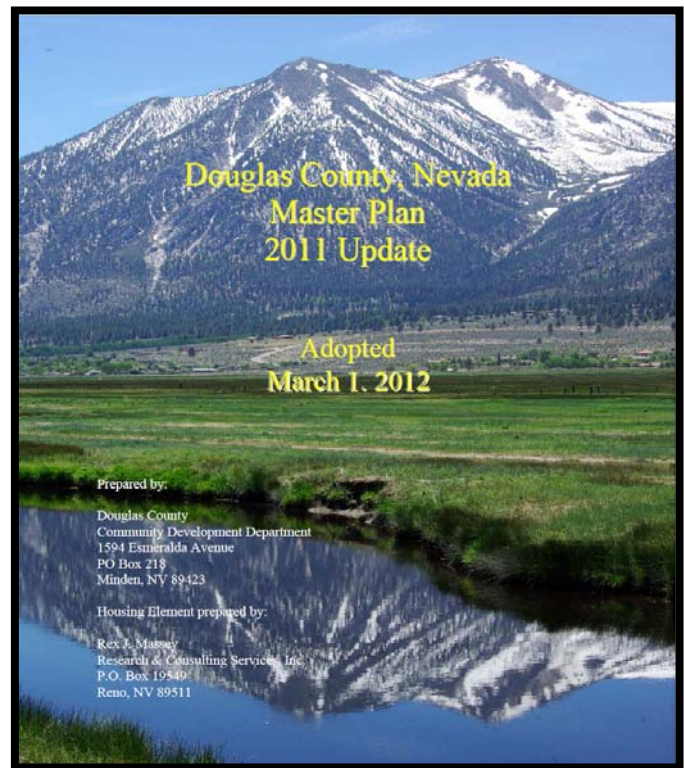
# Douglas County Master Plan Annual Status Report

November 1, 2012



South Shore Vision Plan





## OVERVIEW

NRS 278.190 requires the Planning Commission to "annually make recommendations to the governing body for the implementation of the Master Plan." The Community Development Department has prepared this status report on the implementation of the 2011 Master Plan (15-Year Update to the 1996 Master Plan), as adopted by the Board of Commissioners on March 1, 2012. The 2012 Status Report contains three sections:

Section One: Status of Master Plan Elements  
Section Two: Master Plan Amendments  
Section Three: 2012 Priorities for Master Plan

The content and format of this Master Plan Status Report is different than the Annual Reports that were prepared previously on the Master Plan. This Status Report focuses on the status of each adopted action in order to document progress in implementing the Master Plan goals, policies, and actions. The majority of the data that was submitted with past Master Plan Annual Reports will be updated and made available as a technical report in early 2013. In addition, the Community Development Department will develop new performance based indicators consistent with Growth Management Element Action 1.1.

Since the adoption of the 2011 Master Plan, several actions have already been completed or are underway. The Action Matrix, provided as Attachment 1 to this report, provides information on the actions adopted for each Element in the Master Plan, the target date for completion, as well as the status for each action. The Public Services and Facilities Element, which was reviewed and recommended for approval by the Planning Commission on September 11, 2012, will be heard by the Board of Commissioners on October 4, 2012. The actions currently recommended for the Public Services and Facilities Element are included in the Action Matrix, but will be revised based on final action by the Board of Commissioners.

## SECTION ONE

### STATUS OF MASTER PLAN ELEMENTS

The 2011 Douglas County Master Plan includes 95 specific actions to implement the goals and policies for each Element. The 95 specific actions include those recommended for approval with the updated Public Services and Facilities Element. As shown in Figure 1 below, 43 actions are targeted for completion during 2012, 41 actions are targeted for completion during FY 2013-2014, and 11 actions are targeted for completion during FY 2015-2016.

**Figure 1**  
**Master Plan Action Matrix**  
**Target Completion Dates for Actions, by Element**

<b>Master Plan Element</b>	<b>2012</b>	<b>2013-2014</b>	<b>2015-2016</b>	<b>Total</b>
New Master Plan			1	1
Land Use	2	3		5
Housing	11	4	1	16
Transportation	5	2		7
Growth Management	2	1	1	4
Agriculture	1	1		2
Environmental Resources and Conservation	5	16	1	22
Economic Development	14	4	1	19
Historic Preservation	2	3		5
Parks and Recreation	1	1		2
Public Services and Facilities*		6	6	12
<b>TOTAL</b>	<b>43</b>	<b>41</b>	<b>11</b>	<b>95</b>

\*The Public Services and Facilities Element was recommended for approval by the Planning Commission on September 11, 2012 and was adopted by the Board of Commissioners on October 4<sup>th</sup>.

More information on 2012 actions is provided in Figure 2. Of the 43 actions targeted for completion during 2012, 6 actions have been completed as of September 30, 23 actions are underway, and 14 actions have not been started.

**Figure 2**  
**Master Plan Action Matrix**  
**Status of Master Plan Actions with 2012 Target Dates, by Element**  
*(as of September 30, 2012)*

Master Plan Element	2012 Actions Completed	2012 Actions Underway	2012 Actions Not Started	Total 2012 Actions
New Master Plan				
Land Use		2		2
Housing	2		9	11
Transportation		5		5
Growth Management	1		1	2
Agriculture			1	1
Environmental Resources and Conservation	2	2	1	5
Economic Development		14		14
Historic Preservation			2	2
Parks and Recreation	1			1
Public Services and Facilities*				
Total	6	23	14	43
Percentage	14%	53%	33%	100%

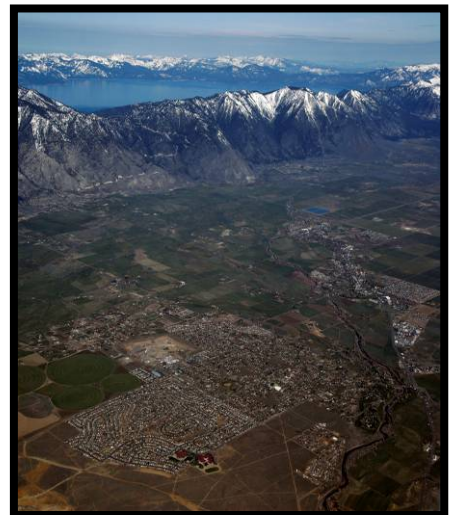
\*The Public Services and Facilities Element was recommended for approval by the Planning Commission on September 11, 2012 and was adopted by the Board of Commissioners on October 4<sup>th</sup>.

The Master Plan Action Matrix is provided as Attachment 1 and the status of each Master Plan Element has been updated through September 30, 2012.

## LAND USE ELEMENT

The Land Use Element contains five actions targeted for completion by 2016. All of the actions relate to the new Tahoe Regional Planning Agency (TRPA) Regional Plan and all are underway except for Action 1.2 regarding the Memorandum of Understanding (MOU) between Douglas County and TRPA.

Tahoe Regional Plan Action 1.1 – As of September 30, 2012, there has been significant progress on this action. The Community Development Department and the County Manager's Office have been very involved in helping to prepare the new TRPA Regional Plan, Code of Ordinances, and related documents. The Community Development Department has represented Douglas County throughout the spring and summer of 2012 on all of the TRPA working





groups, including the technical code committee and has also assisted the County Manager with the Bi-State Working group effort. The Draft TRPA Regional Plan (and related documents) was released on April 25th for public review and comment. The final TRPA documents will be released on October 24 and the TRPA Governing Board will take final action on the Regional Plan on December 12.

Tahoe Regional Plan Action 1.2 – Douglas County Area Plans must be developed and found in conformance with the 2012 TRPA Regional Plan by the TRPA Governing Board. Following Governing Board approval, Douglas County and TRPA would enter into a Memorandum of Understanding to permit the implementation of the Douglas County Area Plans. This action for the TRPA MOU continues to be targeted for completion during 2013-2014.

Tahoe Regional Plan Action 3.1 – The Nevada Stateline-to-Stateline Bikeway Project is now underway. Phase I of the Bikeway, which is being constructed between Rabe Meadow on Kahle Drive to Elk Point Road, is expected to be completed by November (see also Economic Development Element Action 2.1).

Tahoe Regional Plan Action 3.2 – The planning for the proposed U.S. Stateline Corridor/South Shore Community Revitalization Project, or Loop Road, is underway. Due to concerns from local businesses in the City of South Lake Tahoe, however, the project design may be modified in the future. The Tahoe Transportation District continues to move forward on the environmental clearances for the project.

Tahoe Regional Plan Action 3.3 – The development of a conforming Area Plan for the South Shore Vision Plan, which incorporates Stateline and a portion of Lower Kingsbury, is underway. If the TRPA Regional Plan is adopted by the TRPA Governing Board in December 2012, the Community Development Department will begin preparing an Area Plan for review and approval by the Planning Commission and the Board of Commissioners. Once the Area Plan is approved by Douglas County, it will be submitted to TRPA for review and approval. The Area Plan must include future land uses for the South Shore Vision area as well zoning regulations and design criteria.



*Draft TRPA Regional Plan Documents  
Released on April 25<sup>th</sup> 2012*

## HOUSING ELEMENT

The Housing Element contains 16 actions to address existing and future housing needs in Douglas County. This Element includes actions to address housing issues in the Carson Valley as well as at Lake Tahoe.

Housing Actions 1.1 through 1.5 – In order to implement Housing Goal 1 (To increase housing opportunities in Douglas County by removing regulatory barriers), Actions 1.1 through 1.5 focus on changes to the Douglas County Development Code. As of September 30, none of these actions have been started.

Housing Action 2.1 – Action 2.1 was completed earlier this year with the submittal of a status report on affordable housing in Douglas County. The status report included information on the existing affordable housing and density bonus agreements between the County and affordable housing developers.

Housing Action 3.1 – This action relates to strategies to reduce predevelopment costs. This action has not been started as of September 30, 2012.

Housing Actions 4.1 through 4.3 – In order to implement Housing Goal 4 (To increase affordable rental housing units for elderly and disabled households in the Minden/Gardnerville area and Indian Hills), Actions 4.1 through 4.3 relate to identification of possible sites for new affordable housing. While Douglas County has many affordable rental units for family households, there are currently no affordable rental units for seniors or disabled households in the County.

Action 4.1 has been completed and Action 4.2 is now underway. Action 4.3 has not been started. During 2012, the Community Development Department and the Town of Gardnerville worked with New Beginnings Housing LLC to identify potential sites for affordable senior housing near the site of the new Douglas County Community/Senior Center. A vacant 8 acre parcel on Stodick Parkway was identified. New Beginnings Housing submitted a low-income housing tax credit application to the Nevada Housing Division. On September 18, the Division awarded almost \$612,000 in low-income housing tax credits to New Beginnings Housing for a 30 unit affordable senior housing development called Parkway Vista. The apartments will be affordable to seniors at 50% or below of median income. New Beginnings Housing will submit development applications to the Community



*Elevations for Proposed Parkway Vista Senior  
Apartments, Gardnerville*

Development Department this fall in order to complete the units by December 2013. While the developer is constructing 30 units for this first phase, there is additional land on this site for a future phase.

Housing Actions 5.1 through 5.3 – In order to implement Housing Goal 5 (To increase availability of affordable housing units at Lake Tahoe), Actions 5.1 through 5.3 relate to different strategies to facilitate the development of more affordable units at the Lake. Following the expected adoption of the TRPA Regional Plan in December 2012, TRPA will conduct a new housing needs assessment. All of these actions are targeted for 2013-2014.

Housing Action 6.1 – This action is targeted for 2013-2014 and requires annual updates on the number of first time homebuyer loans provided for residents of Douglas County.

Housing Actions 7.1 through 7.2 – In order to implement Housing Goal 7 (To increase housing opportunities for special needs households including persons with physical and mental disabilities, the elderly, and at-risk children), Housing Actions 7.1 and 7.2 relate to visitability measures for residential development and the preparation of a priority needs statement for special needs housing. Both actions are targeted for completion during 2012 but have not been started yet.

## **TRANSPORTATION ELEMENT**

The Transportation Element contains seven actions, including five related to transportation planning activities at Lake Tahoe.

Transportation Action 1.1 – This action speaks to the need for a new Transportation Plan for the County. As discussed in Volume I of the Transportation Element of the Master Plan, there are many issues that will need to be addressed as part of a new Transportation Plan, including maintenance of existing roads, funding for roads, transit, and or airport improvements, and level of service. At the current time, this action is targeted for completion in 2013-2014.

Transportation Action 1.2 – The Douglas County Trails Plan (2003) is targeted for completion during 2013-2014 and has not been started yet.

Transportation Lake Tahoe Actions 1.2 through 1.5 – These actions address activities that are currently underway at Lake Tahoe.

## **GROWTH MANAGEMENT ELEMENT**

The Growth Management Element contains four actions, including two actions targeted for completion during 2012.

Growth Management Action 1.1 – The Community Development Department will develop key indicators during 2012 to monitor the impacts of growth. This action has not been started yet. Previous annual reports on the Master Plan contained many quality of life indicators. This action calls for the creation of community indicators with benchmarks to better evaluate progress in implementing the Master Plan.

Growth Management Action 2.1 – The County Manager submitted the Draft FY 2012-2103 Capital Improvement Program (CIP) to the Planning Commission for review and input during 2012. The Planning Commission is responsible for reviewing the CIP due to state law regarding impact fees. The Board of Commissioners adopted the CIP on July 5, 2012.

Growth Management Action 3.1 – This action is targeted for 2013-2014 and relates to the need to implement a program to buy development rights. While the County has been successful in utilizing the transfer development rights program to conserve 4,003 acres of land in the County, the ability to preserve open space is currently dependent on a willing seller and a willing buyer. The County does not have a funding mechanism in place to purchase development rights or the outright purchase of parcels for open space purposes. The 2000 County Initiative to levy a quarter cent sales tax for an Open Space program was defeated by the voters.

Growth Management Action 3.2 – This action is currently targeted for 2014-2015 but there is interest in implementing this action sooner in order to improve the transfer development rights program. The existing program, as contained in Section 20.500 of the Douglas County Development Code, has not been revised since 2001.

## **AGRICULTURE ELEMENT**

The Agriculture Element contains two actions related to code amendments and the creation of an Open Space Acquisition Program.

Agriculture Action 4.1 – This action addresses the need to amend the Development Code to facilitate agricultural activities and will include a re-examination of the Ranch Heritage and Agriculture 2-acre provisions of the Code. This action is targeted for completion in 2012 but has not been started.

Agriculture Action 5.1 – This action is targeted for completion during 2013-2014 and calls for the creation of a Land Trust to implement an Open Space Acquisition program.

## **ENVIRONMENTAL RESOURCES AND CONSERVATION ELEMENT**

The Environmental Resources and Conservation Element (ERC) includes 18 actions with 5 actions targeted for 2012. To date, one action has been completed and four actions are underway. The most significant accomplishment to date is the adoption of the Community Wellhead Protection Program as an amendment to the ERC Element earlier this year.

Environmental Resources and Conservation Action 1.1- This action focuses on reducing wildfires in Douglas County and is targeted for completion in 2012. There are many efforts already underway to support Action 1.1, including the update of the Douglas County Hazard Mitigation Plan and the proposed adoption of the Nevada Wildland-Urban Interface Code.



Environmental Resources and Conservation Actions 3.1 through 3.6 – These actions relate to floodplain management strategies for the County. While all of these actions are targeted for completion between 2013 and 2016, several strategies may be addressed as part of the update of the Douglas County Hazard Mitigation Plan.

Environmental Resources and Conservation Action 3.7 – The update of the Douglas County Hazard Mitigation Plan is currently underway and will be completed by the end of 2013. The East Fork Fire and Paramedic District is convening the working group for the update process which includes the Town of Gardnerville, the County Engineer, the Planning Division Manager, and other stakeholders. By updating the Hazard Mitigation Plan, the County, Towns, and special purpose districts, such as the Tahoe-Douglas Fire District, are able to access federal and state grants for hazard mitigation.

Environmental Resources and Conservation Actions 4.1- 5.1 – These actions relate to strategies to protect water quality. All of these actions are targeted for completion in 2013-2014.

Environmental Resources and Conservation Action 7.1 – During 2012, the County carried out a public information program to raise awareness of groundwater quality. This effort was related to the adoption of the Community Wellhead Protection Plan as part of the Environmental Resources and Conservation Element.

Environmental Resources and Conservation Action 7.2 – The Community Wellhead Protection Plan was adopted as an amendment to the Master Plan in May and sets forth regulatory and public education strategies to protect community water systems in Douglas County. Although the Plan has been adopted, the necessary code amendments to implement the Wellhead Protection Plan have not been prepared yet.

Environmental Resources and Conservation Actions 9.1 through 9.3 – These actions relate to stormwater management plans. The County is currently implementing the Clear Creek and Johnson Lane Stormwater Management Plans identified in Action 9.2, but Action 9.1 (funding for a Carson Valley Stormwater Management Plan) and Action 9.3 (inspection and maintenance of storm water facilities) have not been started yet.

Environmental Resources and Conservation Action 13.1 and 13.2 – These actions relate to air quality management strategies and are targeted for completion during 2013-2014.

Environmental Resources and Conservation Action 14.1 – Action 14.1 relates to development regulations and design guidelines to minimize impacts on sensitive habitats and migration routes. This action is targeted for completion in 2013-2014.

Environmental Resources and Conservation Actions 15.1 and 15.2 – These actions relate to energy efficiency and incentives to increase green development in the County. Action 15.1, which calls for the preparation of development incentives to encourage green building construction, is underway. Action 15.2, which relates to the Douglas County Energy Audit, is targeted for completion in 2013-2014, is underway.

## **ECONOMIC DEVELOPMENT ELEMENT**

The Economic Development Element contains 19 actions with 14 targeted for completion in 2012.

Economic Development Actions 2.1 & 2.2 – Both actions are complete. A team recently attended the Summer Outdoor Retailer Trade Show in August 2012. Business follow-ups on leads are underway. To date, no new businesses have relocated due to this outreach, however, interest remains strong in the potential of a Cut & Sew Center which is still seeking entrepreneurial investment. The team is evaluating shifting the work from attraction to expansion and retention of existing outdoor businesses.

Economic Development Action 2.3 – In September 2012 the County's Economic Vitality K-12 Team kicked off fundraising for a State of the Art STEM Center at the Douglas High School Campus. GE raised \$2800 with a Car and Motorcycle show. Close collaboration with WNC is also helping to align curriculum taught with business needs.

Economic Development Actions 2.4 through 2.6 – These actions relate to activities associated the Tahoe Prosperity Center and have not been started.

Economic Development Action 2.7 – The South Shore Vision Plan supports environmental redevelopment to improve the built environment. Details of an economic analysis of the plan are expected in the fall.

Economic Development Action 2.8 – This action involves the Tahoe Prosperity Center and the development of wellness centers. This action is targeted for completion in 2013-2014.

Economic Development Action 2.9 – The Northern Nevada Development Authority (NNDA), on behalf of Douglas County, has begun work with the State Department of Education to research steps necessary to develop industry specific career ladders.

Economic Development Action 2.10 – The County's Employment Training and Job Development program in coordination with the Workforce & Education Committee of NNDA are working to identify workforce and education gaps within the NNDA region. The 8-County Stronger Economies Together economic development planning process is also in the process of setting goals around gap analysis in this area.

Economic Development Action 2.11 – The Genoa Foothill Trail System, which includes more than 16 miles of trails above Genoa connecting to the Tahoe Rim Trail, opened in May 2012. The Carson Valley Trails Association was awarded funding for the Clear Creek trail from Jacks Valley Road to Highway 50. Work will begin this fall. Construction on the 1.4 mile Genoa Vista Trail from the Town of Genoa to 1862 David Walley's Resort will begin in late September. In July 2012, construction began on the Stateline to Stateline Bikeway project at Lake Tahoe. This demonstration portion is from Kahle Drive, through Rabe Meadow, to Elk Point Road and is planned for completion by November 2012.

Economic Development Actions 3.1 and 3.2 - The County continues to contribute toward the funding of the Main Street Gardnerville program. Team work is focusing on the identification of a Basque Cultural Center/Pelota Court and the potential of implementing parts of the Town of Gardnerville parking study.

Economic Development Action 3.3 – The Genoa Main Street Landscape Enhancement Plan is expected to have final permits by fall and be out to bid by the end of the year. The Genoa Vista Trail, as mentioned in Action 2.11 will begin construction in late September. Since April of 2011, seven new businesses have opened in Genoa.

Economic Development Action 4.1 - The Economic Vitality Manager is a Board Member on the Tahoe Prosperity Center and an active participant in committee work to implement the Prosperity Plan. The County Manager and Community Development staff actively participate in the South Shore Vision Plan work and the TRPA Regional Plan Update.

Economic Development Actions 4.2 and 4.3 – The Economic Vitality Manager, all Economic Vitality Teams, the Tahoe Prosperity Center and NNDA are continually working with other community partners to seek and support grant opportunities. Recent funding awards include: Question 1 program – Genoa Vista Trail; Nevada Commission on Tourism – Heritage Park Gardens; National Recreation Trails – Clear Creek Trail and Small Business Administration – Business Science feasibility study.

Economic Development Action 4.4 – The County Manager is an active participant on the Tahoe Revitalization Team working with the City of South Lake Tahoe, Tahoe Transportation District, Lake Tahoe South Shore Chamber, South Tahoe Association of Resorts and Lake Tahoe Visitors Association to move the plan forward (see also Land Use Element Actions T.1 through T.3).

Economic Development Action 5.1 -- In coordination with the Community Development Department, the Economic Vitality Manager is developing economic indicators for the Economic Vitality Plan and the Economic Development Element of the Master Plan.

## **HISTORIC PRESERVATION ELEMENT**

The Historic Preservation Element contains five actions related to historic districts and strategies to increase historic preservation efforts in Douglas County.

Historic Preservation Actions 1.1 and 2.1 – These actions relate to the creation of a new local historic district in Gardnerville and/or Minden and applying for Certified Local Government status. These actions have not been started yet.

Historic Preservation Actions 2.2 through 2.4 – These actions relate to the Architectural Heritage document (1981), the existing Douglas County Code regulations for the Genoa Historic District Commission, and historic preservation incentives. The Genoa Historic District regulations will be drafted as one unified chapter in the reorganized Development Code effort that is currently underway. These actions have not been started yet.

## **PARKS AND RECREATION ELEMENT**

The Parks and Recreation Element contains two actions to implement the Parks and Recreation goals.

Parks and Recreation Action 1.1 – Action 1.1 is a completed 2012 Action since the County has approved funding for the new \$16.0 million Community and Senior Center which will be located on Waterloo Lane across from Lampe Park.

Parks and Recreation Action 2.1 - Action 2.1 relates to the update of the 2003 Trails Plan and is targeted for completion in 2013-2014.

## **PUBLIC SERVICES AND FACILITIES ELEMENT**

The proposed Public Services and Facilities Element, as recommended by the Planning Commission on September 11, 2011, contains 11 actions, all of which are targeted for 2013 or later. The Board of Commissioners will review the proposed Element on October 4, 2012. A status report on the actions adopted for this Element will be reviewed in the 2013 Master Plan Status Report.

## SECTION TWO

### MASTER PLAN AMENDMENTS

There have been two Master Plan Amendments approved since the last Master Plan Annual Report in 2011. These include the adoption of the 2011 Master Plan, which represented the 15-Year Update of the 1996 Master Plan, and the adoption of the Community Wellhead Protection Plan as part of the Environmental Resources and Conservation Element. In addition, two Master Plan Amendments are currently being considered but have no final action. More information on the approved and proposed Master Plan Amendments is provided below.

#### Master Plan Amendments Approved Since 2011

1. The Board approved the 15-Year Update of the 1996 Master Plan on March 1, 2012 (ref. DA 11-033). The new 2011 Master Plan includes a new Housing Element, a new Growth Management Element, new Economic Development Element, and a new Washoe Tribal Lands Element.
2. The Board approved the Community Wellhead Protection Plan (ref. DA 12-004) on May 3, 2012 as an amendment to the Environmental Resources and Conservation Element. The Community Wellhead Protection Plan is Action 7.2 in the Environmental Resources and Conservation Element.

#### Master Plan Amendments Underway

1. The Planning Commission recommended approval of a Master Plan Amendment to incorporate the updated Public Services and Facilities Element on September 11, 2012. The Amendment will be reviewed by the Board of Commissioners on October 4<sup>th</sup>.
2. A proposed Master Plan Map Amendment and Zoning Map Amendment for 625 and 627 Long Valley Road (Gardnerville Ranchos Community Plan) will be heard by the Planning Commission on October 9<sup>th</sup> and the Board of Commissioners on November 1. The proposed Amendment will change the future land designation on both parcels from Community Facilities to Single-Family Residential. The proposed Zoning Map Amendment would change the zoning on both parcels from Public Facilities (PF) to Single-Family Residential, 8,000 (SFR-8,000). Both parcels have existing single family homes.

The updated table of Master Plan Amendments (Text, Map, and Map Errors) is provided as Attachment 2. The Master Plan Amendments that are currently being reviewed by the Planning Commission and the Board of Commissioners are not included since final action has not taken place on either Amendment as of September 30.



## **SECTION THREE**

### **2012 PRIORITIES FOR MASTER PLAN**

As documented in the 2012 Master Plan Status Report, 13% of the actions targeted for completion during 2012 have been completed while 53% of the 2012 actions are underway.

Based on the adopted actions for each Element in the Master Plan and the Douglas County Strategic Plan, a description of high priority items is provided below. The County's Strategic Plan was updated in August 2012 (see Attachment 3). While some of the priorities are new, such as the TRPA Regional Plan, many of the priorities listed below have remained high priorities for for several years, such as protection of water quality and floodplain management.

TRPA Regional Plan – The completion of a new Regional Plan for the Tahoe Regional Planning Agency is a significant priority for Douglas County. The Master Plan contains several actions covering the Regional Plan and related efforts at the Lake. In addition, the Douglas County Strategic Plan includes several priorities focused on the TRPA Regional Plan. A significant amount of staff time will be required to develop conforming area plans for Douglas County once the TRPA Regional Plan is adopted.

Douglas County Development Code (Title 20) – The Master Plan contains several actions related to the Douglas County Development Code. Specific code amendments will be prepared in conjunction with a larger effort to reorganize and streamline the Development Code, which is already underway. In April 2012, the Community Development Department prepared a Development Code Users Survey to solicit input from Douglas County residents, property owners, and development professionals on the strengths and weakness of the Code. The survey generated 113 comments and this feedback will be used to improve the content of the Development Code. A Draft Development Code with reorganized sections and improved formatting is targeted for initial public review by the spring of 2013. Title 20 revisions are a priority in the Douglas County Strategic Plan.

Hazard Mitigation Plan Update - The Update of the 2008 Hazard Mitigation Plan is an adopted action under the Environmental Resources and Conservation Element (see ERC Action 3.7) and is also a priority for the Douglas County Strategic Plan. The Hazard Mitigation Plan Update provides an opportunity to look at existing and proposed strategies to mitigate floodplain hazards in the County. Many strategies are included in the Environmental Resources and Conservation Element of the Master Plan.

Community Wellhead Protection Plan – The Community Wellhead Protection Plan was adopted in May 2012 as a Master Plan Amendment to the Environmental Resources and Conservation Element. Implementation of the Wellhead Protection Plan will still require amendments to Douglas County Code. This remains a high priority for 2012.

Transportation Element – The Transportation Element is based on a 2007 Transportation Plan completed by Parsons Brinckerhoff. Since 2007, population projections have changed significantly. Further, the economic downturn has resulted in a dramatic decline in

transportation revenues, as documented in Volume II of the Transportation Element. Revenues from the residential and commercial road construction taxes amounted to almost \$600,000 in Fiscal Year 2004/2005 but have declined to less than \$52,000 in FY 2010/2011. The ability of the County to maintain 232 miles of road becomes more challenging every year. The update of the Transportation Element is targeted for completion during 2013-2014.